

Minutes of Plan Commission Meeting November 17, 2020

Call to Order – Mayor Palm called the meeting of the Commission to order at 5:15 PM.

Roll Call – Present were Mayor Palm, Phil Wedekind, Roy Franzen, Jim O'Neill, Tom Kolb, Dee Marshall, and Matthew Boeggner.

Also in attendance were Tom Pinion, Lori Mueller, Kevin Vodak, Mike Kohlman, Andrew Clark, Amanda Ivy, Carter Arndt, Jessica Bergin, Chris Alexander, Andrew & Lynette Baerlocher, Dan & Chris Gantz, and Robert Rognud,.

Call to Order

- a. Note compliance with the Open Meeting Law. Mayor Palm noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Kolb, seconded by Wedekind to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by O'Neill, seconded by Marshall to approve the minutes of the October 20, 2020 meeting. Motion carried unanimously.

Public Invited to Speak (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) – There were no speakers.

Public Hearing

- a. Public Hearing to consider the request of the Baraboo School District for a Conditional Use Permit to convert the existing Knights of Columbus building, located on the southwest corner of Draper Street and 9th Avenue, to an alternative education school for secondary level students (6th through 12th grades) in an R-1 Single-Family Residential zoning district, located at 1015 Draper Street, City of Baraboo, Wisconsin - There were no speakers, the hearing was declared closed.
- b. Public Hearing to consider the request of Amanda Ivy for a Conditional Use permit to convert the existing church building at 620 S. Parkway, located on the southwest corner of S Parkway and Vine Street, to a single-family residence with a computer repair service as a Home Occupation in an R-1A Single-Family Residential zoning district on Lot 2 of CSM #5771, City of Baraboo, Wisconsin – There were no speakers, the hearing was declared closed.

New Business

- a. Consider the request of the Baraboo School District for a Conditional Use Permit to convert the existing Knights of Columbus building, located on the southwest corner of Draper Street and 9th Avenue, to an alternative education school for secondary level students (6th through 12th grades) in an R-1 Single-family Residential zoning district, located at 1015 Draper Street, City of Baraboo – Lori Mueller addressed the Commission regarding this request. Mueller said that the offer to purchase is contingent on being granted the requested conditional use permit. She said that this would serve less than 20 student at one time. It was moved by Wedekind, seconded by Franzen to approve the request for a conditional Use Permit to convert the existing Knights of Columbus building to an alternative education school for secondary level students (6th through 12th grades). On roll call vote for the motion, Ayes – O'Neill, Kolb, Marshall, Boeggner, Palm, Wedekind, and Franzen, Nays – 0, motion carried 7-0.
- b. Consider the request of Amanda Ivy for a Conditional Use Permit to convert the existing church building at 620 S Parkway, located on the southwest corner of S Parkway and /vine Street, to a single-family residence with a computer repair service as a Home Occupation in an R-1A Single-Family Residential zoning district on Lot 2 of CSM #5771, City of Baraboo, Wisconsin – Andrew Clark addressed the Commission stating that he and Amanda are looking to purchase the church to convert it into a residence, along with a computer service business as a Home Occupation. Pinion presented the background of the property to the Commission. Pinion then confirmed that characteristics that needed

to be present for this proposed computer business to meet the definition of a Home Occupation do exist. He said that Ivy and Clark plan on having their primary residence on the lower floor, and part of the home occupation upstairs, Pinion said that later in the agenda is a concept for using a portion of the former worship area for another community center sort of use. He said that they now run a business in Sauk City, and they would like to bring their existing business sign with them and install it into the currently wishing well that is currently at 620 South Parkway. Kolb asked if this met the Sign Code, Pinion said that normally conditional uses are allowed six square feet, and this is eight square feet; however, this is rather a unique situation. Franzen asked if the sign is illuminated, Clark answered that it is from the inside and he has already had to replace the inside bits once so he could easily modify to fit any lumen requirement or any other lighting issues that the Commission may have. It was moved by Franzen, seconded by Marshall to approve the conditional use request, and allow the applicants to bring their existing sign with them to install in existing “wishing well”. On roll call vote for the motion, Ayes – Kolb, Marshall, Boeggner, Palm, Wedekind, Franzen, and O’Neill. Nay – 0, motion carried 7-0.

- c. Review and approve the Site Plan for the addition and renovations to the Baraboo Public Library, located at 230 4th Avenue, being Lots 6, 7, 8, 9 and parts of Lots 4, 5, and 10 of Block 21 of the Original Plat of the City of Baraboo (formerly Adams) in the NW1/4 of the SE1/4 of the SW1/4 of the SE1/4 of Section 31, T12N, R6E, City of Baraboo, Sauk County Wisconsin, by the City of Baraboo – Jessica Bergin, and Carter Arndt addressed the Commission. It was moved by Franzen, seconded by Marshall to approve the Site Plan as presented. On roll call vote for the motion, Ayes – Marshall, Boeggner, Palm, Wedekind, Franzen, O’Neill, and Kolb. Nay – 0, motion carried 7-0.
- d. Review and approve a 2-Lot Certified Survey Map for Bernice Cook at 1214 and 1220 Elizabeth Street, being Lot 8 and 9 in Block 3 of A.G. Tuttle’s Subdivision, located on the southeast corner of Elizabeth & 11th Streets in the City of Baraboo, Sauk County, Wisconsin – Chris Alexander, the real estate agent for the Bernice Cook estate addressed the Commission regarding the CSM. It was stated that the two existing lots contain two single-family homes with accessory structures; however, both principal structures are on the same lot. The property owner would like to divide the two of the original platted lots, which front on 11th Street, such that each new lot will front on Elizabeth Street and contain only one principal structure and its accessory structure. Pinion said that the size of the new lots are essentially the same size as the original lots but the orientation is changed by 90 degrees. Pinion said that he found the CSM to be complete and have reviewed it for compliance with the ordinance. It was moved by Kolb, seconded by O’Neill to approve the 2-lot Certified Survey Map as presented. On roll call vote for the motion, Ayes – Boeggner, Palm, Wedekind, Franzen, O’Neill, Kolb, and Marshall. Nay – 0, motion carried 7-0.
- e. Review conceptual development plan in accordance with Step 2 of the Planned Development process Amanda Ivy to convert a portion of the existing church building at 620 S. Parkway, located on the southwest corner of S Parkway and Vine Street, to a small community center type of use to host a variety of instructional classes and entertainment “events” in an R-1A Single-Family Residential zoning district on Lot 2 of CSM #5771, City of Baraboo, Wisconsin – Andrew Clark said that they are requesting to host some public events out of the existing chapel space. Ivy said that they were looking at soldering classes, movie nights, and discussions. Clark said that they have someone tentatively lined up to teach Spanish classes, and English as a second language class. Clark said that they are aware of the 8 p.m. rule; however, would like some flexibility with that; however, they can deal with 8 p.m. if that is the way it has to be. Clark was asked if they planned to serve refreshments, etc., he stated that they do not have a commercial kitchen at this time; therefore, if that were happen it would be a future thing, and come back to the Commission. The Commission expressed their general support for the concept and encourage the applicants to proceed.

- f. Review conceptual development plan in accordance with Step 2 of the Planned Development process for Decem Properties, LLC to allow an expansion of the existing Stratford Plan Planned Development by adding a second multi-family residential building on approximately 2 acres of vacant adjacent property in a R-3 Three- and Four-Family Residential zoning district, located south of the south end of Vine Street – Chris Gantz, said that Decem Properties own Stratford Place. He said that they are interested in purchasing adjacent vacant land to possibly build a second apartment complex. He provided the Commission with a couple of conceptual site plans for their proposed new building as well as the building plans for a project in Tomah that will be very similar to what they are hoping to develop in Baraboo. He said what they are asking is either to amend their PUD and rezoning Stratford to an R-5 or R4, whatever the maximum density is and then also zoning the new lot to be the same. He said what this would accomplish, the PUD is 3500 sq. foot per unit, if it would be changed to R-4, the maximum density for Baraboo would be 2500 per sq. foot., which would give the ability to get the additional units out of Stratford and put them in the 2-acres that they are proposing to purchase. He then presented option 2 to the Commission. Palm asked what the exterior would be. It was stated that the existing exterior of Stratford Place is a mixture of brick and stone; the proposed building is shown with primarily vinyl siding. It was stated to do the exterior of the new building in brick and stone would be financially prohibitive for the project. He said that if they had to sacrifice on one thing, they would have to lower the quality of the units to achieve the higher quality finish on the outside. Palm stated that he understood that; however, the public does not see the inside of the building, but they see the outside. Kolb said that he did not necessarily need it to be all brick, there is many different product materials is much cheaper than brick and be used. He said that if goes forward, he would like to see a proposal with something other than vinyl. Pinion gave a background on the original Stratford Place, he said that the existing underlying zoning was R-3, and as he recalls it was the Plan Commission's preference to apply a Planned Unit Development overlay, rather than rezone it to R-5. He said R-3, based on the allowable density at one unit per 3,500 square foot of lot area equates to the 54 units in Stratford Place. He said that the original developer could have built 13 4-unit buildings, and one duplex on that property to achieve that maximum density, but the Plan Commission chose to allow one building as long it did not exceed the allowable maximum density for the site. Pinion said that this vacant land for the proposed new apartment building is approximately 2 acres and if the same density restriction were applied, one unit per 3,500 square feet, it would allow a maximum of 24 units. Under the current R-3 zoning, they would have to be individual buildings, none of which could have more than four units. Therefore, the PUD could allow them to put all units in one building like Stratford Place. He said that if they were allowed to use a different density, such as the maximum density in R-4 or R-5 zoning districts, it would allow one unit per 2,500 square feet of lot area, which would allow up to 34 units. He said one of the primary reasons for the concept discussion was to determine whether the Commission prefers rezoning of both properties or amending the existing PUD. Pinion said density wise, if you took the vacant 2 acres and combined it with the existing +/- 4 acres on Stratford Place and maximized the density to one unit/2,500 square feet of the combined two properties. The developers indicated they could work with the Robert Rognud, the owner of the vacant property, to increase the land area for the new lot and Mr. Gantz and Mr. Rognud bot expressed a willingness to consider enlarging the proposed lot. Pinion asked Mr. Gantz if they planned to maintain this as a single property with two buildings or two stand-alone lots that could be sold independently. Mr. Gantz answered that currently they would continue operating as is, there would be no plan to sell them immediately; however, they would like to have each building on its own lot to the ability to sell individually if it came to that sometime in the future. Historically they don't sell the properties they develop but if they do, it would likely be a package deal. Dan Gantz stated that they currently have roughly 1,000 units in the State of Wisconsin under their management, approximately 500 units of which have been built since 1992. A detailed discussion took place regarding recent housing studies. Gantz said that the building in Tomah they are currently receiving up to \$925 for a 2bedroom/2bath, and about \$825 for a one bedroom, so that is probably what they would be targeting in Baraboo. He said that they manage Riverview Towers in Baraboo and are

getting \$725 for a one bedroom, \$825-\$850 for a 2 bedroom/1 bath. Discussion on parking was discussed. Pinion asked Commission for any feedback they would like to offer the developers. Palm felt that it would be easier if it were all one big parcel. He said whatever is built, it is important that it fit the character of the City. Franzen said that he does not want to see a building with vinyl siding, he feels it does not look good. He also would like to see some plantings; it looks like a lot of building and a lot of asphalt. Kolb said he would like to see this land used and what is being proposed is okay over some certain obstacles are met, such as the driveway situation, and the other being the quality of the materials being placed on the outside of the building. Gantz said that they are planning landscaping, such as tall pines to hide the property, and possibly installing a fountain in the pond area. It was stated that the City does not need another Stratford, but rather something more affordable. Gantz stated that they are wasting time asking the Commission for 51 units, that is something that they need to know. It was stated that underground parking is necessary, and with underground parking, an elevator is needed, which both drive up cost. The developer said that if the Commission allowed under 48 units for the project they would have to walk. Pinion said that the PUD exists on one lot and that establishes the density, so if the boundary was amended then the requirements could also be amended. He said the Plan Commission has the authority to do that at any time; ultimately, it is subject to review by the Council because it is a zoning overlay. He said that if the Commission is comfortable doing that and can live with 48 or 51 units they will come back with the next step in the near future. However, if this were something that the Plan Commission cannot accept, the developers would certainly like to know that as well. Marshall feels that there is definite need in Baraboo for what is being proposed. She does not have a problem with 48 or 51 units. Marshall agrees with upgrading the exterior, but does not feel it has to be all brick. Kolb said that what they want to hear is that the Commission is willing to look at a 51-unit complex on this size lot, and it was answered in the affirmative. Developer wanted the existing easement for the future extension of Vine Street to be taken into account. The Commission was receptive to this concept plan.

Adjournment - It was moved by Kolb, seconded by Wedekind to adjourn at 6:26 p.m. The motion carried unanimously.

Mike Palm, Mayor